

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, October 15, 2012, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark

Alderman Valerie Joh

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe

*(arrived after roll call)*

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Marshall.
3. **WORK SESSION TICKLER.** Mayor Phillips pointed out that the Netherland Inn Roundabout could be taken off the tickler. He also commented that the Gibson Mill Phase IV project could not be done soon enough. The Mayor also asked for a status update on the Lynn View lighting project, the Dobyns-Bennett lighting project and the repairs at Allendale.
4. **AQUATIC CENTER UPDATE.** Mr. Frank Brewer provided an update on this project by pointing out the details of the progress that has been made. He then answered questions from the Board.
5. **ARCHSTONE FOUNDATION AWARD.** Dr. Kathleen Beine gave a presentation informing the Board that Kingsport is the recipient of this award for excellence in innovation and will be recognized at a national conference in San Francisco. She pointed out past winners and explained why Kingsport won this award.
6. **REVIEW OF AGENDA ITEMS ON THE OCTOBER 16, 2012 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:  
  
**VI.AA.1 Public Hearing and Consideration of an Ordinance to Amend Zoning of Portions of Parcels 4.05 and 4.10 on Tax Map 47P, Group A Located Along Indian Trail Drive from M-1R Zoning to B-3 Zoning (AF: 292-2012).** Planning Manager Lynn Tully gave information on this item, stating the traffic study was completed. It concluded that the current infrastructure could handle the theater traffic with minor improvements. She pointed out the study did not account for the retail and restaurant businesses to be located on the outlying parcels. Another traffic study would be required for further development of this property and would ultimately require more substantial improvements. Alderman Segelhorst expressed concern with safety issues when people cut through the parking lots.

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**VI.AA.2 Public Hearing and Consideration of Ordinances to Annex/Amend the Zoning of the Colonial Heights Area 7 Part C Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 289-2012).** City Planner Ken Weems gave a presentation on this item, discussing the demographics of this area. He noted about forty people attended the public meeting. Vice-Mayor Parham questioned if there was any push-back regarding this annexation to which Mr. Weems replied less than five percent.

**VI.AA.3 Public Hearing and Consideration of Ordinances to Annex/Amend the Zoning of the Colonial Heights Area 7 Part D Annexation and Consideration of a Resolution Adopting the Plan of Services (AF: 290-2012).** See Item VI.AA 2.

**VI.AA.4 Conduct a Public Hearing and Consideration of an Ordinance Vacating the Right of Way for Kendrick's Creek Road South (AF: 291-2012).** City Planner Karen Combs provided information on this item and discussed the differences between vacating property and declaring property surplus. Ms. Combs gave a history of this parcel and stated it was abandoned when the Interstate was built and has had no public use to date. She confirmed for the Mayor there was no downside to staff's recommendation to vacate, noting this has been studied for several months and reviewed by all departments. Mayor Phillips stated he was only concerned if the city would ever need it in the future.

**VI.AA.4 Conduct a Public Hearing and Consideration of an Ordinance Vacating the Right of Way for Kendrick's Creek Road South (AF: 291-2012).** City Planner Jason Meredith gave details on this item and stated that staff's recommendation is for a less intensive zone for this property.

**VI.B.2 Consideration of a Resolution and Ordinance Accepting an Amended Contract with the Tennessee Department of Transportation for Federal "Roadscapes" Grant Funds and Allowing the Mayor to Sign All Related Documents (AF: 268-2012).** City Manager Campbell provided details on this item, noting this was basically a consolidation of two separate grants.

**VI.C.1 Consideration of an Ordinance, as Amended at the October 2, 2012 Business Meeting, Adopting a New Code of Ordinances for the City (AF: 251-2012).** City Attorney Billingsley went over the memo listing each change to the code, providing a detailed explanation for each change and answering questions from the Board.

**VI.C.2 Consideration of an Ordinance to Amend Zoning of Parcel 6.60 on Tax Map 46E, Group E Located along Bridgewater Lane and Bowater Drive from B-3 Zoning to R-4 Zoning (AF: 263-2012).** City Manager Campbell stated this item is being withdrawn on behalf of the requestor. City Attorney Billingsley suggested the item be deferred indefinitely at the meeting tomorrow so that it could be removed from the agenda.

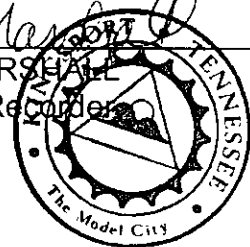
**BOARD COMMENT.** None.

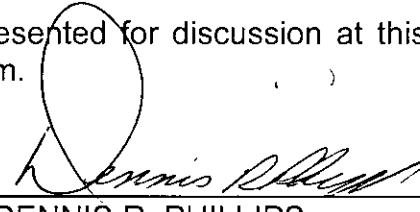
**PUBLIC COMMENT.** None.

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7. **ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:25 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor